



**FennWright**  
Water & Leisure

## Mescar Fisheries, Lydiate, West Lancashire

An established purpose built coarse fishery with 3 well stocked lakes





### Introduction

Mescar Fisheries is an established and popular coarse fishery extending to 18.9 acres (7.6 Ha). The property comprises three coarse fishing lakes, together with stock pond and a facilities building with café and tackle shop.

### Location

The property is located approximately 1 mile from the village of Lydiate, in the Merseyside borough of Sefton. Occupying a rural location, the fishery benefits from a large catchment of anglers from surrounding towns including Ormskirk (3 miles) and Skelmersdale (7 miles), together with Liverpool (9 miles) and Wigan (15 miles). The M58 provides access to the M6 approx. 10 miles distant.

The fishery is accessed off Greens Lane, via a right of way across a track leading from the public highway.

### Mescar Fisheries

The fishery has been developed by the existing owner over the last 25 years. Originally agricultural land, three purpose built coarse and match fishing lakes have been constructed with a total water area around 10 acres and in excess of 150 pegs. In addition to the lakes is a balancing pond used to control the water levels within the lakes. In addition to the lakes is a single stock pond.

The fishery has a large central car park with a hard standing level surface, accommodating around 100 vehicles.

Mescar Lake - extending to 3.7 acres with 62 Pegs and an average depth of 5 -6ft. Excavated in 1998, a mature lake with 5 bays and an island. Well stocked with carp to 23lbs (mirrors and commons) bream to 5lbs, roach to 1.5lbs, rudd to 1lbs, Ide to 2lbs, perch to 4lbs.

Mistral Lake - extending to 2.9 acres with 58 Pegs and an average depth of 3-5ft. A purpose built match lake designed to maximise consistency from all pegs. Stocked with a high density of coarse fish including carp to 16lbs, chub to 3lbs, barbel to 5lbs.





**Marin Lake** - extending to 3.3 acres with 39 Pegs and an average depth of 4-5ft. A match lake with a long central island accessible from all pegs. Stocked with a large head of carp to 12lbs, together with bream to 3lbs and roach to 1lbs.

#### Facilities Building

Situated on the edge of the car park, a converted container building currently utilised as a café and tackle shop, together with angler's w.c.

#### Income and Expenditure

The fishery is currently operated on a hybrid membership basis, with annual subscription fees of £90p.a. Day tickets are charged at £5/day. Income and expenditure information is available from the agents. Full accounts are available to interested parties after viewing. The fishery has historically been operated on a commercial day ticket basis.

#### Planning

The fishery has planning permission for the current uses including recreational fishing, clubhouse, office, car parking and ancillary uses.

#### Services

The property benefits from main electricity and water supply, together with a private drainage system. There is a CCTV system covering the site.

#### Website

[mescarfiseries.com](http://mescarfiseries.com)

#### Agents' Notes

##### Tenure & Possession

The property is offered for sale freehold subject to vacant possession.

#### Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and fish stocks within the lake. Fenn Wright are not liable in any way for the quality or quantity of the fish stocks, nor any death or disease that may affect such stocks. Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.

#### Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not. The fishery benefits from a right of way across the access track as shaded blue on the site plan. The fishery is responsible for maintenance and repair.





#### Consumer Protection Regulations

Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

#### Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

#### Viewing

Viewing is strictly through appointment with Fenn Wright.

#### Important Notice

Fenn Wright for themselves and the Vendor of this property whose Agents they are, give notice that: The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser/s and lessees should seek their own professional advice.

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No responsibility can be accepted for any expenses incurred by any intending purchaser/s in inspecting properties that have been sold, let or withdrawn.

#### Business Rates

Rates payable: £Nil

#### Local Authority

West Lancashire Borough Council

#### Directions

To be obtained from Fenn Wright. Viewing strictly by prior appointment only. No unauthorised viewings. The nearest postcode for the site is L31 4HS

#### **\*Safety Note to Buyers\***

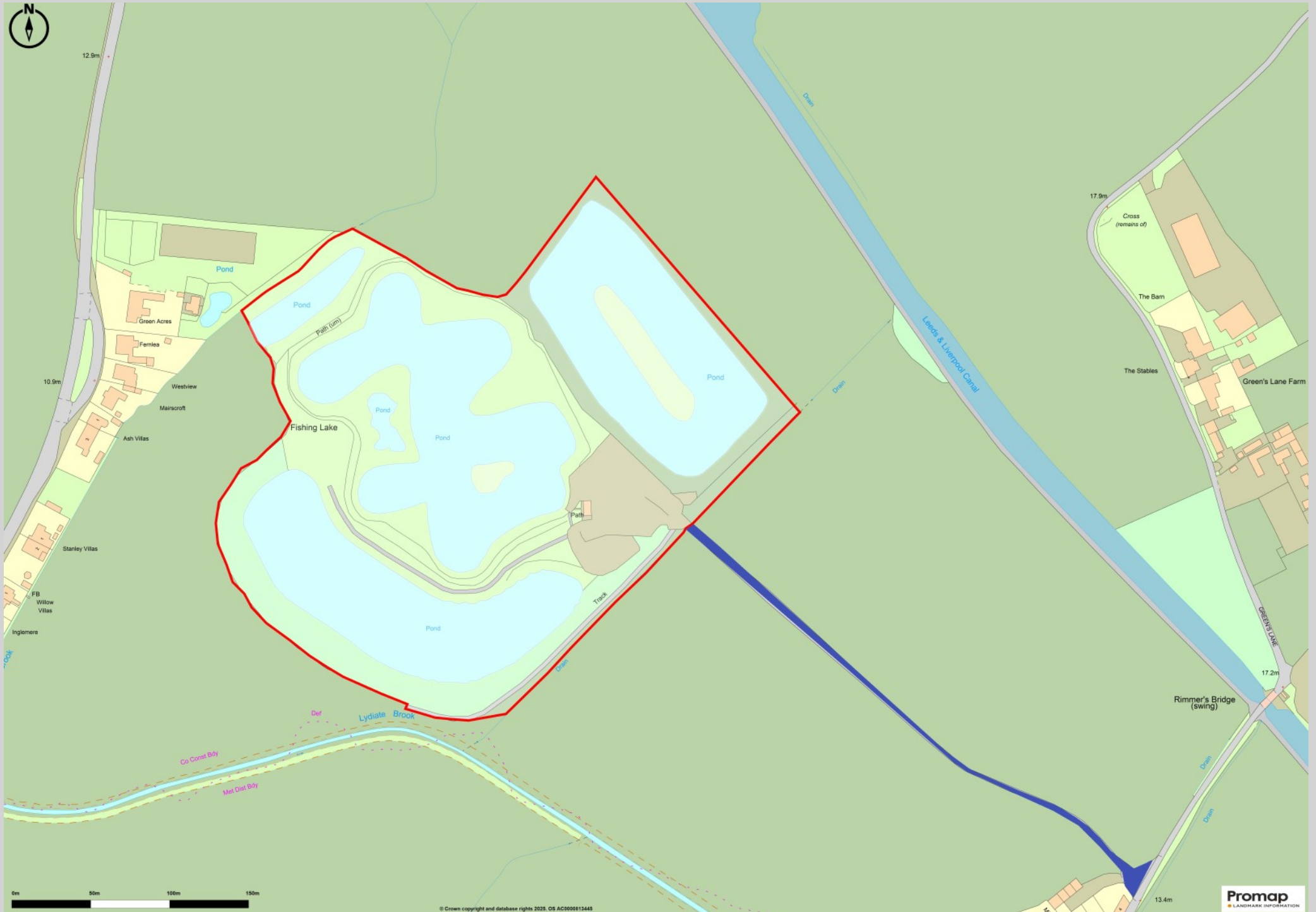
**Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!**











# FennWright.

Water & Leisure

Viewing strictly by appointment  
with the sole agents:

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- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
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- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
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